

153.0

0011

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

1,072,300 /

Total Card / Total Parcel

USE VALUE:

1,072,300 /

1,072,300

ASSESSED:

1,072,300 /

1,072,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
67		CHESTER ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: ROGERS JOHN J III	
Owner 2: ROGERS KRISTIN	
Owner 3:	
Street 1: 67 CHESTER ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	Type:
Owner 1: SAHAGIAN HELEN--TRUSTEE -	
Owner 2: SAHAGIAN NOMINEE TRUST -	
Street 1: 67 CHESTER ST	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02476	Type:

NARRATIVE DESCRIPTION	
This parcel contains .194 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1937, having primarily Vinyl Exterior and 2438 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	1
t	Level
Gas:	

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact
101	One Family
8448	Sq. Ft.
Site	
0	Depth / PriceUnits
80.0	Unit Type

Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
8448	Sq. Ft.	Site	0	80.0	80.9									538,753						538,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	8448.000	532,600	900	538,800	1,072,300		102392
							GIS Ref
							GIS Ref
							Insp Date
							07/27/18

PREVIOUS ASSESSMENT								Parcel ID	153.0-0011-0004.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	532,600	900	8,448.	538,800	1,072,300		Year end	12/23/2021
2021	101	FV	517,900	900	8,448.	538,800	1,057,600		Year End Roll	12/10/2020
2020	101	FV	518,000	900	8,448.	538,800	1,057,700	1,057,700	Year End Roll	12/18/2019
2019	101	FV	391,400	1000	8,448.	505,100	897,500	897,500	Year End Roll	1/3/2019
2018	101	FV	392,500	0	8,448.	417,500	810,000	810,000	Year End Roll	12/20/2017
2017	101	FV	392,500	0	8,448.	383,900	776,400	776,400	Year End Roll	1/3/2017
2016	101	FV	392,500	0	8,448.	350,200	742,700	742,700	Year End	1/4/2016
2015	101	FV	383,800	0	8,448.	343,500	727,300	727,300	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT				PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes							
SAHAGIAN HELEN-	41909-328		1/30/2004	Change>Sale	530,000	No	No									
SAHAGIAN HELEN	21893-586		3/31/1992			1	No	No	A							

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
10/16/2013	1540	Redo Bat	16,200	C					7/27/2018	MEAS&NOTICE	HS	Hanne S					
11/14/2012	1436	Add Bath	25,900	C					5/13/2014	External Ins	PC	PHIL C					
4/19/2012	519	Manual	5,050						1/29/2014	Info Fm Prmt	EMK	Ellen K					
4/6/2004	225	Manual	2,000		G6	GR FY06	replace existing b		5/1/2013	Info Fm Prmt	EMK	Elen K					
3/3/2004	124	Addition	83,000	C	G6	GR FY06	New kit, deck, bul		1/12/2009	Meas/Inspect	372	PATRIOT					
									2/15/2005	Permit Visit	BR	B Rossignol					
									4/18/2000	Meas/Inspect	263	PATRIOT					
									7/23/1993		AJS						
									Sign:	VERIFICATION OF VISIT NOT DATA	/	/					

EXTERIOR INFORMATION						BATH FEATURES			COMMENTS						SKETCH																
Type: 6 - Colonial	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Good	OF= BMT SINK, SEPARATE SHOWER, JACUZZI.																									
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall: %	A Bath: 1	Rating: Very Good																										
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: WHITE	View / Desir:	3/4 Bath: 1	Rating: Good																										
GENERAL INFORMATION				A 3QBth	Rating:																										
Grade: B- - Good (-)	Year Blt: 1937	Eff Yr Blt:	Alt LUC:	1/2 Bath: 1	Rating: Average																										
Jurisdct: G10	Const Mod:	Lump Sum Adj:	WSFlue:	A HBth:	Rating:																										
INTERIOR INFORMATION				OthrFix: 3	Rating: Average																										
Avg Ht/FL: STD	Prim Int Wal	Sec Int Wall:	Partition: T - Typical	OTHER FEATURES	Kits: 1	Rating: Very Good																									
Sec Floors: %	Prim Floors: 3 - Hardwood	Sec Floors: %	Bsmnt Flr: 12 - Concrete	A Kits:	Rating:																										
Bsmnt Gar:	Subfloor:	Electric: 3 - Typical	Insulation: 2 - Typical	Fpl: 2	Rating: Average																										
Int vs Ext: S	Heat Fuel: 2 - Gas	Heat Type: 5 - Steam	# Heat Sys: 1	WSFlue:	Rating:																										
% Heated: 100	Solar HW: NO	% Com Wal	Make: Model: Serial # Year: Color:	CALC SUMMARY						COMPARABLE SALES						SUB AREA															
SPEC FEATURES/YARD ITEMS				Basic \$ / SQ: 130.00	Size Adj.: 1.14342105	Const Adj.: 0.98990101	Adj \$ / SQ: 147.144	Other Features: 138000	Grade Factor: 1.21	NBHD Inf: 1.00000000	NBHD Mod:	LUC Factor: 1.00	Adj Total: 654357	Depreciation: 121710	Depreciated Total: 532647	Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
MOBILE HOME				WtAv\$/SQ: 130.00	AvRate: 147.144	Ind. Val: 138000	juris. Factor: 1.00	Before Depr: 178.04	Special Features: 0	Val/Su Net: 129.15	Final Total: 532600	Val/Su SzAd: 250.28						BMT	Basement	1,240	53.140	65,890	BMT	100	RRM	25	G				
																	FFL	First Floor	1,240	147.140	182,458										
																	SFL	Second Floor	888	147.140	130,663										
																	WDK	Deck	319	9.040	2,885										
																	UAT	Upper Attic	192	58.860	11,301										
																	GAR	Garage	180	28.600	5,147										
																	EFP	Enclos Porch	65	68.410	4,447										
																	Net Sketched Area: 4,124				Total: 402,791										
																	Size Ad	Gross Area	4700	FinArea	2438										